

**MARTINSVILLE PLAN COMMISSION
MEETING MINUTES
October 23, 2007**

Chairman David Trout called the meeting of the Martinsville Plan Commission to order at 7:00 PM on Tuesday, October 23, 2007, in the Council Chambers of City Hall, Martinsville, IN.

ATTENDANCE: Those members present were:

Douglas Arthur
Terry Collier
Shirley Fleck
Ross Holloway
Grady Howard
Marilyn Siderewicz, Secretary
Joanne Stuttgen
David Trout
Tom Williams
Rod Bray, Attorney

MINUTES:

The minutes of the August 28, 2007, meeting were approved upon a motion by Douglas Arthur and a second by Grady Howard after correcting the spelling of the name of Jill Reteicke on page 1, paragraph 4, line 2. Motion passed unanimously.

P-07-10-01. Lowe's of Martinsville, Grand Valley Center, Martinsville, IN.

Requested approval of Preliminary Subdivision of a PUD (Plan Unit Development) to create one lot for the construction of a Lowe's Home Improvement Retail Store, located in the area of the Shoppes of Grand Valley Center.

Mr. Greg Tanner and Mr. Ryan Swanson made the presentation to the Plan Commission. The request was for approval of a Preliminary Subdivision of a PUD to create one unit for the construction of a Lowe's Home Improvement Retail Store. The unit would adhere to the commitments and restrictions of the aforementioned PUD. The total affected area would be 16.58 acres. This would be lot #22 of Section 9.

Ross Holloway, City Engineer, said that he had had numerous discussions regarding this request. One of the specific requests was that a lot would have to be created out of the Grand Valley development. This would be on the Southside of Grand Valley. It would have access off of Grand Valley Boulevard via Artesian Avenue.

MOTION: Douglas Arthur made a motion to approve the request for a Preliminary Subdivision of a PUD to create one lot for the construction of a Lowe's Home Improvement Retail Store. The motion was seconded by Terry Collier and passed unanimously.

P-07-10-02. Lowe's of Martinsville, Grand Valley Center, Martinsville, IN.

Requested site plan approval for the construction of a Lowe's Home Improvement Retail Store.

Mr. Greg Tanner and Mr. Ryan Swanson made the second request to the Plan Commission. Drawings of the area in question were distributed. The drawings demonstrated what was intended for the site plan. The Lowe's building would be approximately 140,000 sq. ft., including the garden center. The waivers requested were read to the Plan Commission (see attached sheet). The store would employ approximately 175 employees. Subject to approvals and permits, construction could begin in early spring and would take approximately six months to construct.

Ross Holloway, City Engineer, stated that Lowe's had agreed to making parking spaces 9 x 20 ft. rather than the proposed 9 x 18 ft. and because of this there would be fewer spaces. The retention basin would buffer the lighting and noise from the neighboring areas. The retention basin would be fenced. The construction drawings would be checked more carefully after approval from the Plan Commission.

REMONSTRATORS:

Jamie Cook, 1368 Crabapple Court. Ms. Cook was concerned about the retention pond and the problem with mosquitoes and the sound buffering.

DISCUSSION: Discussion of the problems with a retention basin and control of the debris was held.

Mr. Swanson stated that Lowe's will take responsibility of the retention pond and will attempt to have a dry basin. He further stated that Lowe's would take responsibility for the debris that would occur.

MOTION: Ross Holloway made a motion to approve the site plan approval for the construction of a Lowe's Home Improvement Retail Store with the requested waivers (see attached sheet). Also, the retention basin would need to be fenced and the City should be provided with a site maintenance plan for control of trash. The motion was seconded by Terry Collier and passed unanimously.

OTHER BUSINESS: A discussion of the proposed zoning change for the Downtown Commercial District will be held at the November 27, 2007, meeting of the Plan Commission.

ADJOURNMENT: There being no further business, the meeting adjourned.

NEXT MEETING: The next regularly scheduled meeting will be at 7:00 PM, Tuesday, November 27, 2007.

David Trout, Chairman

Marilyn Siderewicz, Secretary

Douglas Arthur

Grady Howard

Rod Bray, Attorney

Shirley Fleck

Ross Holloway

Joanne Stuttgen

David Barger (ABSENT)

Tom Williams

Mike Kirsch (ABSENT)

Terry Collier